



***WHEELING ROBRECHT BROWNFIELD CLEANUP NARRATIVE  
NARRATIVE INFORMATION SHEET***

1. Applicant Identification:
  - a. City of Wheeling, West Virginia  
1500 Chapline Street  
Wheeling, WV 26003
2. Funding Requested
  - a. Grant Type: Single Site Cleanup
  - b. Federal Funds Requested
    - i. \$ 359,953
    - ii. The City of Wheeling will not be requesting a match waiver.
3. Location:
  - a. City of Wheeling
  - b. Ohio County
  - c. West Virginia
4. Property Information:
  - a. Robrecht Property, 1905 Main Street Wheeling, WV 26003
5. Contacts
  - a. Project Director
    - i. Name: Nancy Prager
    - ii. Phone Number: 304.234.3701
    - iii. Email Address: [nprager@wheelingwv.gov](mailto:nprager@wheelingwv.gov)
    - iv. Mailing Address: 1500 Chapline Street #301, Wheeling WV 26003
  - b. Chief Executive/Highest Ranking Elected Official
    - i. Name: Mayor Glenn Elliot
    - ii. Phone Number: 304.234.6401
    - iii. Email Address: [gelliot@wheelingwv.gov](mailto:gelliot@wheelingwv.gov)
    - iv. Mailing Address: 1500 Chapline Street #301, Wheeling WV 26003
6. City Population: 27,190
7. Other Factors Checklist Please identify which of the below items apply to your community/proposed project. If none of the Other Factors are applicable to your community/proposed project, please provide a statement to that effect.

| <b>Other Factors</b>  | <b>Page #</b> |
|---|---------------|
| Community population is 10,000 or less.   | n/a           |
| The applicant is, or will assist, a federally recognized Indian tribe or United States territory.   | n/a           |
| The proposed brownfield site(s) is impacted by mine-scarred land.   | n/a           |
| <b>Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.</b>  | Page 10       |
| <b>The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</b> | Page 1,2      |
| <b>The proposed site(s) is in a federally designated flood plain.</b>   | Page 2, 4, 7  |
| The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.  | n/a           |

8. Letter from the State or Tribal Environmental Authority: see attached letter from the West Virginia Department of Protection (WVDEP) Office of Environmental Remediation



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west virginia department of environmental protection

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Office of Environmental Remediation  
601 57th Street SE  
Charleston, WV 25304  
Phone: 304-926-0499

Austin Caperton, Cabinet Secretary  
dep.wv.gov

October 20, 2020

Ms. Nancy Prager, Director of Economic and Community Development  
City of Wheeling  
1500 Chapline Street, Suite 305  
Wheeling, WV 26003

RE: State Environmental Authority Acknowledgement Letter  
FY21 U.S. EPA Brownfields Cleanup Grant Application  
EPA-OLEM-OBLR-20-07

Dear Ms. Prager,

Thank you for your continued efforts to further enhance the state's environment, economy, and quality of life by applying for a U.S. EPA Brownfields Cleanup Grant. Efforts to assess, remediate, and repurpose the Robrecht Riverfront Property have been ongoing for years, starting with an EPA Targeted Brownfield Assessment in 2017 and progressing with additional assessment and reuse planning through a Brownfields Assessment Grant in 2020. This Brownfields Cleanup Grant will complete the final step to prepare this property for a community park and trailhead for the busy Wheeling Heritage Trail and continue the momentum for revitalization in blossoming downtown Wheeling.

As you prepare your application for this funding, the WVDEP Office of Environmental Remediation is in full support of your efforts. We are committed to assisting you remediate and redevelop the Robrecht Riverfront Property. Please do not hesitate to contact me with any questions or needs.

Sincerely,

Casey E. Korbini  
Deputy Director for Remediation Programs

# ***WHEELING ROBRECHT BROWNFIELD CLEANUP NARRATIVE***

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**a. Target Area and Brownfields** **i. Background and Description of Target Area:** Located in the northern panhandle of West Virginia, the City of Wheeling is the seat of Ohio County as well as the principal city of the Wheeling, WV-OH Metropolitan Statistical Area. Wheeling developed as a significant commercial and industrial center and a hub of some of the earliest transportation infrastructure in America as a result of its strategic location at the confluence of the Ohio River, National Road, and the early B&O Railroad, and its close proximity to Pittsburgh (55 miles), Columbus (120 miles), and Cincinnati (130 miles). As iron and steel factories developed on the banks of the Ohio River and other industries including glass works, cigar making, and iron nail manufacturing thrived, Wheeling's economy flourished, and its population steadily grew. The city continued to prosper into the early 20<sup>th</sup> century until economic restructuring following WWII commenced the beginning of steady population decline which has continued to plague the city into the 21<sup>st</sup> century, from a population high of 61,000 in the 1930's to approximately 27,100 today.

Difficult declines in the industrial base beginning in 1970, resulted in Wheeling residents out-migrating to other cities for employment opportunities, exacerbating disinvestment and socio-economic challenges including population decline, poverty, unemployment, poor health, and low educational attainment. Negative conditions were further aggravated in the 1990's when multiple key industries including steel manufacturing, coal mining, glass production and others experienced sharp declines. Today, neighborhoods which supported the industrial core, including the Historic Warehouse District of Centre Wheeling, have experienced drastic industrial warehousing changes and blight and, as a result, continue to struggle to rebound from such a difficult downturn. Now, the properties that once housed thriving businesses remain silent, empty and deteriorating, to the point that positive change has become essential to restore the vibrancy of the corridor.

Wheeling has taken major steps to redevelop its historic, industrial corridors yet struggles still remain. One particularly difficult property has been the Robrecht site, a former rail yard which has sat vacant on the shores of the Ohio River and Wheeling Creek for nearly half a century. With the support of EPA Brownfield Cleanup funding, the Wheeling Robrecht Site Reuse Plan will transform this 3-acres of blighted and polluted brownfield back to productive use in the heart of the City's Downtown, which is in the process of transforming into a vibrant heritage tourism gateway. The industrial legacy at this site present challenges, but also clear prospects for revitalization that supports the continued growth of the Downtown with opportunities to convert this prime riverfront location into a community asset and catalyst for economic development through outdoor recreation, multimodal transportation, economic development, and heritage tourism.

**ii. Description of the Brownfield Site(s):** After decades of struggle and decline, the City of Wheeling is now well positioned for the urban renewal and community development that can stem from the effective and purposeful reuse of key vacant and underutilized brownfields at catalytic Downtown and federal Opportunity Zone locations. A key site identified to support the community and economic development needs and goals of the City is the Robrecht Riverfront property, located at 1905 Main Street. This former Robrecht Property is a 3.004-acre site primely located in the Historic Warehouse District, directly on the Ohio riverfront south of its confluence of Wheeling Creek and directly alongside the regional Wheeling Heritage Trail. The site is also situated centrally to ongoing economic and housing development revitalization.

The site served as a railroad right-of-way from the early 1880s until the 1970s. Since 1982, the Robrecht riverfront property has remained vacant despite being part of a larger redevelopment effort to revitalize the area as part of the Wheeling Heritage, National Heritage Areas/Main Street revitalization initiative. For many years, the City had envisioned redevelopment of the long-blighted Warehouse district, but unfortunately, due to the severely compromised conditions, Wheeling City Council had been forced to legally and publicly declare the area as slum/blight in 1992. The blighting conditions progressed into the late 1990's when City, supported by area developers, began a push to renew the area. The Robrecht site was purchased by the City from an absent landowner in May 1999, and demolition of the Robrecht building located on the property was achieved through

an initial investment of \$370,000 of the city's Community Development Block Grant (CDBG) funding, leaving the site primed for reuse. Since that time, the Robrecht site remained vacant while the area around it has undergone steady revitalization in the last two decades, including the Celoron Plaza, the Orrick Law Firm brownfield revitalization, the Catholic Heritage Center, the Staley Communications offices, the Centre Market, the West Virginia Northern Community College expansion, the WesBanco Arena, the Capitol Theater revitalization, the Stone Center and Lofts, the Boury Lofts, and the Health Plan headquarters construction.

Despite its key location, Robrecht has remained undeveloped as environmental challenges have deterred purchase by prospective developers as well as stalled community efforts to repurpose the site. To address these concerns, Wheeling used local and U.S. EPA Targeted Brownfield Assessment grant funds to investigate this contaminated industrial site, and Wheeling has completed both Phase 1 and 2 ESAs as well as reuse planning at Robrecht. This investigation shows PAHs and metals exceeding regulatory standards in surface and subsurface soils, and PAHs, PCBs, and metals in groundwater at the site. With the further support of the Belomar Regional Council (Belomar), based in Wheeling, key portions of its 2018 EPA Brownfield Community-Wide Assessment grant were deployed to ensure the proposed site is ready for remediation and reuse. The redevelopment of the Robrecht riverfront site is now poised to move forward after years of visioning and planning.

Wheeling and its partners, Belomar and Wheeling Heritage, now seek resources to clean up the property for reuse as a trailhead for the Wheeling Heritage Trail with facilities for parking, green infrastructure, and critical stormwater management to create a major public space destination at the confluence of Wheeling Creek and the Ohio River. This continued revitalization of this tract of land will ideally create an asset, which will add recreational opportunities for city residents and visitors, increase employment opportunities by attracting individuals to the Downtown, and improve the community and economic vitality of this neighborhood.

**b. Revitalization of the Target Area** **i. Reuse Strategy and Alignment with Revitalization Plans:** The reuse strategy proposed for the Robrecht site is a combined cleanup-redevelopment that allows for remedial capping of contaminants with clean fill and hardscape (parking lots, sidewalks and trails) to support future use as a downtown park and trailhead for the Wheeling Heritage Trail. This capping remedy includes the use of institutional controls to prohibit the extraction or use of groundwater or the development of residential uses. The site reuse plan will provide 117 parking spaces including three ADA van-accessible and four ADA parking spaces, and utilize the existing abandoned railroad spans over the Wheeling Creek as a unique waterside park which can serve as a community landmark and provide outdoor seating and a prime location for view of the creek and river. A 10' wide multi-use trail with trail entry plaza at Main Street is proposed to enhance the accessibility from Main Street/Downtown Wheeling to the Wheeling Heritage Trail. As the site is located in a federally designated flood plain, a preliminary stormwater management strategy was developed to manage the stormwater runoff generated by the new impervious surfaces needed to provide the proposed trailhead parking and circulation. Defining characteristics of the plan include highlighting scenic beauty, an immersive nature-based experience, and the integration of former industrial artifacts linked to the City history.

The cleanup and reuse of the Robrecht brownfields will complement existing planning efforts and bring together local, regional, and federal partners and stakeholders to support the ongoing revitalization of Wheeling's downtown waterfront core. In recognition of the catalytic potential of this project, the Robrecht Property has been identified as a targeted Priority Reinvestment Area within Wheeling's Comprehensive Plan: *Envision Wheeling*. This Plan, completed in 2014, was created to help guide future development of the community over the next 20 years. According to the Plan, redevelopment of this vacant site is an immediate priority which will help initiate additional private investment and further stabilize the neighborhood. The Robrecht site was also identified as a strategic priority project in Wheeling's 2018 and 2020 "Resource Roadmap & Implementation Plans" for leveraging resources for catalytic revitalization and brownfield projects.

Focusing on priority development areas like the Robrecht Property is a high priority Implementation Strategy within the Comprehensive Plan. Therefore, the City, as the owner with full fee ownership control of the Robrecht

Property, is strongly committed to seeing the property remediated and redeveloped into a productive use, so that it may embark upon the significant benefits and successes that many of the surrounding and nearby properties have experienced. Current, adjacent revitalization includes a new, \$25 million project launched in 2020 to transform downtown streets, including the Main Street area contiguous to the Robrecht site, with complete street, multimodal, and green infrastructure improvements to support vehicle, bicycle, and pedestrian usages for those moving to and through the downtown corridor.

**ii. Outcomes and Benefits of Reuse Strategy:** The Wheeling community and surrounding region will reap profound benefits from the infusion of EPA Cleanup funds to complete the proposed Robrecht site reuse and redevelopment as a community park and trailhead. According to the National Recreation and Park Association, park developments such as the proposed Robrecht Site Reuse Plan can generate a \$7 return on investment for every dollar spent, a finding echoed by the Trust for Public Land's report "The Economic Value of Parks and Green Space." The downstream community and economic investment potential from the injection of EPA Brownfield Cleanup dollars will provide additional opportunities for outdoor recreation, protect and promote the city's heritage, capitalize on the Ohio River waterfront, and support and advance downtown businesses and industries to bring high-paying jobs to the community.

Due to its prime location at the nexus of the Ohio River, Wheeling Creek, and Downtown Wheeling, this site will serve as a major catalyst for existing assets and will further facilitate investments and improve quality of life in Wheeling's most distressed neighborhoods by returning an abandoned, idled, and underutilized site back to a productive use that can promote both community health and the downtown and regional economy. The transformation of this vacant and blighted 3-acre site will complement adjacent and nearby assets including Wheeling Heritage Port, Wheeling Heritage Trail, the Wheeling Intermodal Transit Center, and other downtown/Centre Wheeling efforts to boost a heritage tourism economy and walkability for residents, that have been at the heart of Wheeling's efforts for a decade.

Critically, the new Robrecht park would provide a connection to the Wheeling Heritage Trail. The Wheeling Heritage Trail was recommended in the Wheeling Heritage Area Plan of 1992 and principally implemented by the City of Wheeling. It is an 18-mile bike and pedestrian facility that follows the east bank of the Ohio River, which formerly served as the lifeblood of the city's manufacturing industry. The Trail passes along the edge of Heritage Port, which attracts between 250,000 and 300,000 annually, adjacent to Centre Wheeling, and along sections of Wheeling Creek to the east. The trail provides an urban escape and an opportunity to soak up local history and modern, innovative business enterprise in this historical city. When this Robrecht gap in the trail infrastructure is improved with a new park and trailhead facility on this brownfield site, Wheeling estimates the Wheeling Heritage Trail will be used by 1,000 people daily.

The important location and placement of the Robrecht site as a trailhead with parking facilities for the Heritage Trail will also encourage residents and visitors to come to, shop, and stay in the Downtown core. Recreational facilities such as the one proposed at Robrecht have the versatility to accommodate the various needs of the Downtown population. Wheeling continues to be a place where people come to work as the City's population almost doubles during the day. A Robrecht Riverfront park could be used as a key access point for city's workers and serve as a refuge for workers at lunchtime and a vital greenspace for nearby residents. The attraction of the park would draw more people, especially young professionals to live in downtown Wheeling. A continued strong pace of income growth would also further bolster demand for restaurants, hotels and other similar establishments in Centre Wheeling and the Downtown Historic Districts going forward.

The revitalization of the riverfront Robrecht brownfield on Wheeling's Main Street will also bring quality of life benefits that should support Wheeling's top chances for Opportunity Zone benefits, such as the transformation of the vacant, former Wheeling-Pitt Steel Company Headquarters (largest/tallest building in Wheeling, 0.4 mile walk away from site) and the historic Marsh-Stogie building, also located on Main Street and the Wheeling Heritage Trail a .7 mile walk from the Robrecht property.

**c. Strategy for Leveraging Resources** **i. Resources Needed for Site Reuse:** Wheeling has continued to develop a solid track record to leverage resources for brownfield assessment, remediation, and reuse and is committed to working with its stakeholders and partners to take advantage of all available resources to support successful reuse of brownfields properties within its jurisdiction. Other potential funding resources have also been identified to leverage and complement cleanup funds to stimulate additional resources for design and engineering, remediation, and subsequent reuse at priority sites.

Wheeling has received funding support for preliminary engineering and final design for this project from the U.S. Department of Transportation, Transportation Alternatives program administered by the WV Department of Transportation. The City plans to build on this TAP planning grant with a follow-up TAP construction/implementation grant to support the future build-out of the trail, parking lot, and other transportation facilities on this site (which will also serve as remedial caps). In addition, the City will continue to seek and deploy resources including HUD CDBG Entitlement Community funds, Land & Water Conservation Funds, and potential WVDEP Brownfields Revolving Loan funds. The project team will also seek to utilize support from regional and local foundations and philanthropic organizations including the Claude Worthington Benedum Foundation, to bring the full park vision to fruition.

**ii. Use of Existing Infrastructure:** The Robrecht site reuse and redevelopment will effectively utilize available developable land and support smart reuse of infrastructure and public resources to support compact, full-service neighborhoods in the heart of downtown and in long-established, historic districts. The site is well situated as a hub for vehicles, pedestrians and bicyclists alike to facilitate the ongoing development of an integrated multi-modal transportation network. When completed, Robrecht Riverfront Park will sit at the key nexus among the downtown, Wheeling Heritage Port, the Robert C. Byrd Intermodal Transit Center, the Wheeling Public Market, the Wheeling Convention & Visitors Bureau, West Virginia Northern Community College, the Wheeling Centre Market, and other key community assets.

Due to the existence of natural constraints including the floodplains of the Ohio River and Wheeling Creek, and the steep slopes of the Appalachian mountain, suitable development properties are highly limited and focused now in the waterfront area, which has historically been used for industrial and manufacturing activities. Because of these constraints, new development will require recycling brownfield sites to advance the city's revitalization and development goals that include critical stormwater management and green infrastructure elements. The stormwater best management practice proposed for the reuse plan is a large bioretention basin situated along the western end of the site near the Ohio River and adjacent to the Wheeling Heritage Trail. A bioretention application fits easily within this site framework as part of a natural buffer between the trail and parking facilities while also providing a straightforward means of treatment for smaller storm events and additional storage capacity for temporarily detaining larger events. The Robrecht Brownfield Site meets two of the WVDEP incentive standards under its stormwater management regulatory framework (redevelopment and brownfields redevelopment), which each allow for a reduction of 0.2 inch from the initial 1-inch runoff depth performance goal, resulting in a target capture of the first 0.6 inches of rainfall from the site.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**a. Community Need** **i. The Community's Need for Funding:** The cleanup of the Robrecht property will help to address longstanding environmental contamination concerns which continue to threaten the health of socio-economically vulnerable residents in two targeted census tracts, (Ohio County Tract 26 and 27), which comprise the city's downtown core directly surrounding the park, and the City at large. These economically depressed tracts continue to struggle with high poverty, high unemployment, and low labor force participation, and these areas lag the city, region, and country in key indicators of community and individual health.

Based on estimates from the U.S. Census Bureau, approximately 37.4% of the population within Ohio County Tracts 26 and 27 live below the poverty line. This rate is more than double to triple the levels of Wheeling (15.1%), Ohio County (13.5%), and U.S. (12.3%). Target area Tract 27 (Opportunity Zone / downtown) faces the highest concentration of poverty with more than half of all residents, 55.9%, living below the poverty line. With an average unemployment rate of 5.4% and a labor force participation rate of 57.4%, 0.9% above and 6.2% below the U.S. averages, Wheeling also suffers from low per capita and median household income levels suggesting that jobs do not match resident skill level, education, or availability of work. In 2017, per capita income in Wheeling was \$28,915 compared to the national average of \$35,672. Median household income shows an even greater disparity of \$42,489, more than \$20,000 less than the national average of \$65,712.

In addition, Wheeling faces challenges related to population loss. As the City loses residents to other areas via net outmigration, it has also seen its population decline as a result of deaths outnumbering births. With a significantly higher share of residents over the age of 65, a median age 43.9 and an age dependency ratio of 72.1, which is already one of the highest among all 50 states, death rates tend to be higher than normal and birth rates are below average. As a result, the Wheeling area would likely need a considerable shift in both migration trends as well as birth and death rates to see its long-term population losses end or even subside.

**ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations:** As Wheeling grew, neighborhoods rose around employment opportunities in factories, mines, and manufacturers. The neighborhoods which stretch along the Ohio River and Wheeling Creek have historically overlapped with industrial and manufacturing activities as blue collar employees looked to live close to their employers. Within the Downtown core, much of the population lives along the Ohio River and Wheeling Creek, and thus near areas with high concentrations of brownfields sites. As a result, health and environmental threats from brownfields disproportionately impact the sensitive populations in these communities.

Wheeling's Downtown waterfront has long struggled with higher prevalence of poverty, crime, vacancy, drug use and population decline as a result of lack of economic opportunity, outmigration, and disinvestment. As mentioned above, household incomes are as low as one third of the state income levels, and poverty rates outpaces the rate of the City at-large. In addition, this area is considered by U.S. Department of Agriculture (USDA) classified as a low-income, low-access food desert. The socioeconomic disparities faced by these populations synergistically and cumulatively make it difficult for the community to respond to health needs and threats posed by environmental contamination at brownfield sites.

The infusion of investments for site cleanup and reuse would not only help to remediate environmental contaminants which threaten the health of these vulnerable populations, but also support the ongoing and future health and wellness of residents by increasing access to critical health resources including opportunities for physical activity. In 2018, West Virginia ranked eighth highest nationally in annual deaths due to cardiovascular disease and, according to the 2019 Wheeling Community Health Assessment, the region has increasing rates of both hypertension and diabetes. For community residents, the inclusion of the Robrecht site as a key walkable, bikeable trail connection into Centre Wheeling, a distressed community and federally designated Opportunity Zone, will encourage physical health and wellness while helping to address these disparities in greenspace access and accessible transportation opportunities. This Robrecht revitalization will also advance the project launched by the Belomar Regional Council to provide more walkable/bikeable access to sources of healthy foods, including Wheeling Public Market located adjacent to Robrecht along the Wheeling Heritage Trail.

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:** According to the EPA Toxics Release Inventory (TRI), the Wheeling metropolitan area ranks 225 out of 909 urban areas in the country based on total releases (24,646,331lbs) of toxics which may pose a threat to human health and the



environment per square mile. In addition, the Wheeling Hospital, Inc. Community Needs Assessment completed in 2019 found distressing factors related to the health vulnerability of the community including more air pollution compared to West Virginia as a whole. In the one-mile radius directly around the site, the EPA EJScreen identified 45.7 ppb ozone and 8.49 PM 2.5 in ug/m3 compared to 42.2 ppb of ozone and 7.76 PM 2.5 across the State. As a result of these and other environmental and health factors, Ohio County has a mortality rate (895.66 per 100,000) and mortality risk (.65%) that outpaces the United States at-large (mortality rate of 785.66 per 100,000 and .62% mortality risk), based on University of Washington 2020 Institute for Health and Evaluation metrics. The area also has a higher incidence of cancer. According to the CDC U.S. Cancer Statistics, in Ohio County from 2013-2017 there were 1,399 new cases of cancer or 453 cases per 100,000, higher than the national average of 448.7 per 100,000. During this time, 605 people also died of cancer.

The disparities in the burden of ill health caused by environmental exposure and susceptibility are also reflected in the rate of disabilities and in the life expectancy estimates for Ohio County Census Tracts 26 and 27. In these two census tracts, more than 20% of the population live with a disability, at rates of 20.1% in Tract 26 and 44.6% in Tract 27, significantly above the national average of 12.6%. Based on the CDC U.S. Small-area Life Expectancy Estimates Project (USALEEP) for the period from 2010 to 2015, the life expectancy at birth across the two downtown waterfront census tracts was in the lowest quartile of life expectancies at birth (56.3-75.7 years) at 70.1 years in Tract 26, and 70.4 years in Tract 27, respectively.

**(3) Disproportionately Impacted Populations:** The health threats posed by exposure to environmental contaminants at brownfield sites have been unequally distributed in areas of poverty and impacted areas with high concentrations of minority, aging populations, who living in increasing aging and blighted areas. These tracts have high concentration of brownfields properties over a relatively small area, intermixed with mixed-use commercial, industrial and residential uses. Much like their occupants, these census tracts are also older and greyer. More than 60% of homes in both Tract 26 and 27 were built before 1939 (67.3% in Tract 26 and 64.3% in Tract 27) with high vacancy rates of 13.4% and 24.5%, respectively. In addition to high, pervasive poverty and economic challenges, Ohio County is also one of the most densely populated census tracts in WV, at 418.5 people per mi<sup>2</sup>. All these factors combine to disproportionately impact these downtown neighborhood populations, making brownfield remediation and revitalization critical for social justice.

**b. Community Engagement i. Project Involvement:** The project team has been engaged with a diverse group of stakeholders who are familiar with local sites and properties and have relevant brownfields remediation expertise to help guide the successful completion of the Robrecht Site Reuse Plan. This group of partners includes all representatives from the Belomar Brownfields Task Force, who helped select the Robrecht site to deploy resources from the Belomar 2018 EPA Brownfield Community-Wide Assessment grant to support the Robrecht Site Reuse planning effort and the production of a final report. This task force includes Wheeling Heritage, the Ohio County Commission, the Regional Economic Development Partnership, the Belmont County Port Authority, the Belmont County Commission, the Marshall County Commission, the Wetzel County Commission, the City of Martins Ferry, the City of Moundsville, the Belmont County Community Improvement Corporation, the Great Stone Viaduct Society, and WesBanco Bank. This group will continue to be engaged on the cleanup and reuse of the Robrecht property throughout the execution of this project and beyond.

**ii. Project Roles:** Key project partners include the following organizations, who will participate in the kick-off meeting and all subsequent monthly meetings as described in the in Task 1 below.

| Partner Name                       | Point of Contact  | Specific role in the project  |
|------------------------------------|---|---|
| Belomar Regional Council (Belomar) | Scott Hicks, Executive Director, 202.242.1800, <a href="mailto:hicks@belomar.org">hicks@belomar.org</a> | EPA Assessment grantee, provided funding for Phase I & Phase II ESAs and remedial action planning; transportation and economic development planner & funder |

|   |   |  |
|---|---|--|
| WV Brownfields Assistance Center at WVU           | Patrick Kirby, Executive Director, 304.293.6984, <a href="mailto:Patrick.Kirby@mail.wvu.edu">Patrick.Kirby@mail.wvu.edu</a> | Provide technical assistance, staff, in-kind reuse planning and management assistance, and guidance on selected sites                        |
| Wheeling National Heritage Area Corporation       | Alex Weld, Executive Director; 304.232.3087, <a href="mailto:aweld@wheelingheritage.org">aweld@wheelingheritage.org</a>     | Historical data expertise; Key party for brownfields redevelopment on inclusion of the Wheeling Heritage Trail elements; outreach specialist |
| Wheeling-Ohio County Convention & Visitors Bureau | Frank O'Brien, Executive Director, 304.233.1470, <a href="mailto:fobrien@wheelingcvb.com">fobrien@wheelingcvb.com</a>       | Heritage tourism promoter and expertise  |
| Regional Economic Development Partnership         | Don Rigby, Executive Director, 304.232.7722, <a href="mailto:drigby@redp.org">drigby@redp.org</a>                           | Community input provider and regional economic development expert  |
| Grow Ohio Valley                                  | Danny Swan, Executive Director, 304.621.9181, <a href="mailto:Danny@growov.org">Danny@growov.org</a>                        | Community input provider and redeveloper of the corridor into a health food hub  |

**iii. Incorporating Community Input:** The Robrecht property been the focus of very robust community collaboration, visioning, planning and input already, and the City of Wheeling will continue to seek community input throughout the cleanup and site redevelopment process. In addition to participation in the Belomar Brownfields Task Force, the City of Wheeling held a public meeting solely to discuss the site, via Zoom to accommodate coronavirus concerns, on October 26, 2020. The City also plans to provide timely updates on project progress via its website, [wheelingwv.gov](http://wheelingwv.gov), and plans to ensure open communication, outreach, and engagement with the citizens who live and work around the Robrecht site through the creation of a designated webpage for cleanup activities with information on opportunities to participate, plans developed with funds, timelines for cleanup activities, and contact information of each project team member. The project team will also connect with the public through regular public meetings, neighborhood association gatherings, newsletters including Wheeling Heritage's "Weelunk" electronic newsletter, social media, print materials, and other outreach strategies designed to gather public input on Robrecht Site Reuse activities and provide opportunities to provide public comment. Project progress and successes will be reported at quarterly City Council meetings and formal minutes will be kept and made available for review on the dedicated webpage.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Proposed Cleanup Plan:** The City of Wheeling proposes to remediate the site via a covering cap and establishment of institutional controls via the WV Voluntary Remediation Program (VRP). Soil cover and institutional controls via VRP is an effective method to eliminate exposure to impacted soils by the receptor populations and potentially reduce stormwater impacts by increasing the Site's elevation and reducing erosion. Storm water management features will be installed to direct storm water as capping by itself would not effectively address exposure to groundwater. Institutional controls (groundwater use restriction, residential use restriction) would also need to be recorded on the property deed to prevent exposure to groundwater. The VRP offers clear guidance on the installation of soil covers and the establishment of appropriate institutional controls. The VRP requires on-going monitoring of the cover's effectiveness, which will assure storm water impacts are appropriately managed with regulatory oversight.

These activities would effectively address the elevated concentration of polycyclic aromatic hydrocarbons (PAHs) and metals found during a Phase II Environmental Assessment in the surface and subsurface soil samples, which exceed recreational use Regional Screening Levels (RSL). The exceedances above recreational use RSLs are not concentrated in one area of the Site. PAHs, PCBs, and metals in groundwater exceeds groundwater risk-based concentrations (RBCs).

**b. Description of Tasks/Activities and Outputs:** Wheeling and its partners will take the following key steps to

ensure the project achieves intended outputs and meeting the programs intended goals at the Robrecht site:

|  |
|--|
| <p><b>i. Task 1—Project Setup, Management &amp; Kickoff:</b> The Project Manager will be responsible for programmatic oversight through the establishment and staffing of the project team. The City Wheeling, led by the project manager, will hire a WV Licensed Remediation Specialist (LRS) environmental professional through a competitive bid process who will then be responsible for competitively procuring an environmental remediation contractor to complete cleanup activities. Following procurement, an initial meeting will be held to kick off the project. The project team, consisting of the Project Manager, LRS, and contractor, will proceed to have monthly meetings for the remainder of the period of performance to ensure the project continues to move forward on schedule and in a timely manner. During this period, Wheeling will enter the site into the WVDEP’S VRP, and upon acceptance, establish a Remedial Action Work Plan for WVDEP review.</p> |
| <p><b>ii. Anticipated Project Schedule:</b> Months 1-12 and ongoing</p>  |
| <p><b>iii. Task/Activity Lead(s):</b> Project Manager and LRS</p>  |
| <p><b>iv. Output(s):</b></p> <ul style="list-style-type: none"> <li>▪ Project team determined</li> <li>▪ LRS Procured and Environmental Remediation Contractor procured</li> <li>▪ Kick-off meeting held</li> <li>▪ Remedial Action Plan established</li> <li>▪ <i>Personnel Costs:</i> 350hrs of city staff/project manager to provide project oversight, \$40/hr salary = \$12,000</li> <li>▪ Site entered into State Voluntary Remediation Program (VRP) using TAP funds at a cost of \$72,000 as estimated by a LRS = \$72,000 (<i>see IV.F Leverage</i>)</li> </ul>   |
| <p><b>i. Task 2 – Earthwork:</b> The LRS will oversee work by the environmental contractor to remove specified contaminated materials including the excavation of the current 1740 cubic yard gravel area for planting and placement of clean fill over contaminated soil with planting soil, as identified in the Remedial Action Plan. Excavated gravel and the removal debris would be transported to a permitted landfill for final disposal.</p>  |
| <p><b>ii. Anticipated Project Schedule:</b> Months 13-19</p>   |
| <p><b>iii. Task/Activity Lead(s):</b> LRS and Environmental Contractor</p>   |
| <p><b>iv. Output(s):</b></p> <ul style="list-style-type: none"> <li>▪ <i>Contractual:</i> 1740 CY gravel excavated at \$9.59 per unit = \$16,686.60</li> <li>▪ <i>Contractual:</i> 1740 CY of Clean Fill over area at \$50 per unit = \$87,000.00</li> </ul>   |
| <p><b>i. Task 3: Hardscaping &amp; Paving:</b> The LRS will oversee work by the environmental contractor to undertake hardscaping including placement of 9,121 square feet of concrete trails and walkways that will make up the Robrecht Riverfront Park segment of the Wheeling Heritage Trail along with a 117-car parking lot. The trail will consist of a 4” gravel base and 5” thick concrete to support remedial needs while the parking lot will consist of 3” bituminous paving over a 6” gravel base. Two ADA ramps will also be installed in order to meet ADA compliance requirements.</p>   |
| <p><b>ii. Anticipated Project Schedule:</b> Months 20-27</p>   |
| <p><b>iii. Task/Activity Lead(s):</b> LRS and Environmental Contractor</p>   |
| <p><b>iiii. Output(s):</b></p> <ul style="list-style-type: none"> <li>▪ <i>Contractual:</i> 117 CAR parking lot at \$1,235.00 per unit = \$144,495</li> <li>▪ <i>Contractual:</i> 9,121 SF concrete trails and walkways installed at \$7.12 per unit = \$64,941.52</li> <li><i>Contractual:</i> 2 ADA Ramps at \$810.00 per ramp = \$1,620.00</li> </ul>   |
| <p><b>i. Task 4: Stormwater Management:</b> The LRS will oversee work by environmental contractor to install four concrete catch basins, two concrete manholes, and stormwater conveyance piping to manage stormwater runoff generated by new impervious surfaced needed to provide the proposed parking and circulation.</p>  |
| <p><b>ii. Anticipated Project Schedule:</b> Months 28-36</p>   |
| <p><b>iii. Task/Activity Lead(s):</b> LRS and Environmental Contractor</p>   |
| <p><b>iiii. Output(s):</b></p> <ul style="list-style-type: none"> <li>▪ <i>Contractual:</i> 4 concrete catch basins installed at \$4,975 per basin = \$19,900.00</li> <li>▪ <i>Contractual:</i> 2 concrete manholes installed at \$4,975 per manhole = \$9,950.00</li> </ul>   |

- **Contractual:** 685 LF Stormwater Conveyance piping installed at \$110 per unit = \$75,350

### c. Cost Estimates

| Budget Categories   |  | Project Tasks (\$)         |           |                      |                       | Total     |
|---|--|----------------------------|-----------|----------------------|-----------------------|-----------|
|   |  | Project Setup & Management | Earthwork | Hardscaping & Paving | Stormwater Management |           |
| <b>Direct Costs</b>   | Personnel                                | \$12,000                   | \$0       | \$0                  | \$0                   | \$12,000  |
|   | Fringe Benefits                          | \$0                        | \$0       | \$0                  | \$0                   | \$0       |
|   | Travel <sup>1</sup>                      | \$0                        | \$0       | \$0                  | \$0                   | \$0       |
|   | Equipment <sup>2</sup>                   | \$0                        | \$0       | \$0                  | \$0                   | \$0       |
|   | Supplies                                 | \$0                        | \$0       | \$0                  | \$0                   | \$0       |
|   | Contractual                              | \$0                        | \$103,687 | \$211,057            | \$105,200             | \$419,944 |
|   | Other (include subawards) (specify type) | \$0                        | \$0       | \$0                  | \$0                   | \$0       |
| Total Direct Costs <sup>3</sup>   |  | \$12,000                   | \$103,687 | \$211,057            | \$105,200             | \$431,944 |
| Indirect Costs <sup>3</sup>   |  | \$0                        | \$0       | \$0                  | \$0                   | \$0       |
| <b>Total Federal Funding</b><br>(not to exceed \$500,000)                 |  | \$0                        | \$83,687  | \$191,057            | \$85,209              | \$359,953 |
| <b>Cost share</b><br>(20% of requested federal funds) <sup>4</sup>        |  | \$12,000                   | \$20,000  | \$20,000             | \$19,991              | \$71,991  |
| <b>Total Budget</b><br>(Total Direct Costs + Indirect Costs + Cost Share) |  | \$12,000                   | \$103,687 | \$211,057            | \$105,200             | \$431,944 |

<sup>1</sup> Travel to brownfields-related training conferences is an acceptable use of these grant funds.

EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants.

<sup>3</sup> Administrative costs (direct and/or indirect) for the Cleanup Grant applicant itself cannot exceed 5% of the total EPA-requested funds.

<sup>4</sup> Applicants must include the cost share in the budget even if applying for a cost share waiver (see [Section III.B.13](#), for a list of applicants that may request a cost share waiver). If the applicant is successful and the cost share waiver is approved, it will be removed in pre-award negotiation.

**d. Measuring Environmental Results:** The project manager will systematically track and measure progress and will appoint a staff member dedicated to ensuring that project outputs and outcomes are accurately tracked, analyzed, and reported. Internal and/or consultant project management software will be used to help ensure that Robrecht cleanup activities are moving along, and that project outputs and outcomes are being achieved. Output and outcome data will be routinely entered into ACRES. The project team will ensure that the project is meeting its schedule milestones and actions will be taken to correct and steer the project if there is a lack of progress toward completing outputs and outcomes.

## 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

**a. Programmatic Capacity i. Organizational Structure & ii. Description of Key Staff:** The City of Wheeling Department of Economic and Community Development will serve as the administering lead agency of the Robrecht site redevelopment activities in coordination with the Licensed Remediation Specialists, project consultants, regional and community partners, and private sector stakeholders. Nancy Prager, Economic and Community Development Director, will serve as the project director and program manager. Nancy has 25 years of experience with the City. Nancy and her department have experience overseeing the implementation of federal grant awards and are responsible for the administration of Wheeling's Community Development Block Grant and Home Programs, including responsibility for processing pay requests, preparing sub-recipient contracts, monitoring sub-recipients, preparing the Five Year Consolidated Plan, Annual Action Plans, ERR's, Consolidated Performance and Annual Evaluation Reports (CAPER) and performing oversight of the programs on a day-to-day basis.

Melissa Thompson will assist with reuse planning and coordination to ensure compliance with plans and

regulations. Melissa is a Community Development Specialist with over 20 years' experience with the City of Wheeling, including with substantial brownfield project management for Wheeling. She has worked extensively with the Community Development Block Grant Program as well as the HOME Program and has administered EPA brownfield grants in the past including a 1998 EPA Assessment Demonstration Pilot. These staff leads will report to and coordinate with City Manager Robert Herron, who has been a city manager for 32.5 years, including 17.5 years leading Wheeling. He has substantial experience with brownfields, grants management, project financing, infrastructure upgrades, land use and development, and other skill sets necessary to support the team. Their combined brownfields efforts resulted in the assessment, reuse planning, cleanup, and economic redevelopment of several brownfield sites for commercial, industrial, residential and public reuse across the City of Wheeling, since the earliest days of the EPA national brownfield program.

**iii. Acquiring Additional Resources:** Wheeling will conduct a competitive procurement process to contract with highly qualified environmental consultants and engineers to undertake proposed cleanup activities and address the technical requirements of the project. The project team will ensure that contracts for services, including consultant contracts, and conduct cost and price analyses, are completed to the extent required by the procurement provisions of the regulations at 2 CFR Part 200 as well as procurement standards mandated by the WV State Code. The project team also has a robust relationship with the WV Brownfields Assistance Center at West Virginia University, which has decades of experience implement brownfields redevelopment projects and the technical expertise to support the cleanup of the Robrecht property through proposed capping activities.

**b. Past Performance and Accomplishments i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments:** Wheeling has served as a pioneer in brownfield revitalization since the inception of the EPA Brownfields Program and was among the first communities to secure both Brownfields Assessment funds. In 1998, Wheeling secured a \$200,000 EPA Brownfields Pilot Assessment grant to develop case studies of landowner/cooperator development efforts and target sites for site characterization and cleanup planning and design. With support of these dollars, the City was as able to assess and transform brownfields sites across the community including old factories into a HUD Hope VI neighborhood, the WV Northern Community campus, a physical rehabilitation center, a retail hub and other development that leveraged millions of dollars and more than 800+ new jobs created. Within this corridor, the transformation of the vacant Wheeling Stamping Building into a global operations and technology center for an international law firm has supported 250 new jobs. Moreover, former CSX/Pavilack properties were able to utilize nearly \$70,000 in EPA Brownfields Assessment Pilot funds from 2000-2003 to undertake assessment activities and determine that cleanup was required. This property has since leveraged about \$18.5 million in funds and redevelopment activities and created 175 jobs from the positions at the new Lowe's store which now sits on the site. All outputs and outcomes were accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES) at the time of this application submission.

**(2) Compliance with Grant Requirements:** Wheeling's history of timely reporting and effectiveness has been borne out through successful federal single audit and EPA specific audits for both programs identified above as well as audits for other federal and non-federal grants including the HUD and the Justice Department. Wheeling has consistently followed workplans, stayed on schedule, met milestones, submitted reporting, met all grant terms and has never been cited for any adverse audit findings.

**IV.F. Leveraging:** The City was awarded a \$240,864 WV Transportation Alternatives grant to support the final design and engineering of the trail, sidewalk, streetscape, and associated transportation components of the Robrecht Site Reuse Plan. The project team plans to use this TAP funding to support engineering of the cap via transportation facilities, as required for the DEP VRP process. The project team was awarded this grant on October 28, 2020.

***CITY OF WHEELING, WV***  
***ROBRECHT SITE CLEANUP GRANT APPLICATION***  
***THRESHOLD CRITERIA***

**Name of Applicant:** The City of Wheeling, West Virginia

1. **Applicant Eligibility:** Incorporated in 1836, the City of Wheeling is a unit of local government under the laws of the State of West Virginia. Wheeling is eligible to be a recipient of EPA Brownfield Cleanup funding.
2. **Previously Awarded Cleanup Grants:** The proposed site, located at 1905 Main Street in Wheeling, WV has not previously been awarded an EPA Cleanup grant.
3. **Site Ownership:** The City of Wheeling, WV is the sole owner of the proposed site seeking EPA Cleanup Grant funding. The City acquired the site for a nominal fee from the Harrah's Wheeling Corporation of Las Vegas, NV and has had fee simple title since May 16, 1999 as demonstrated in the attached site deed. The City of Wheeling intends to own this site for the duration of the time in which EPA Brownfield Cleanup Grant funds are disbursed for the cleanup of the Robrecht site and, indeed, as a planned public park, Wheeling intends to maintain fee ownership of this site for the long term.
4. **Basic Site Information:**
  - a. **Site Name:** Robrecht Property
  - b. **Address:** 1905 Main Street, Wheeling WV 26003
  - c. **Current Owner:** City of Wheeling, WV
5. **Status and History of Contamination at the Site:**
  - a. **Contaminants:** The site is contaminated by hazardous substances.
  - b. **Operational History and Current Use:** The City of Wheeling had been a major rail freight community from the mid-1800s, with a number of rail lines operating on the Ohio River waterfront of Wheeling where this Robrecht Property is located. The Site was used as a railroad right-of-way by various railroad companies since the mid-1800's, with multiple railroad lines and sidings crossing the Site. Railroad use ceased in the 1970's and the tracks were removed. Since the 1970's, the Site has been used by trespassers for uncontrolled parking, waterway access and, often, squatting and illegal activities. The Wheeling Heritage Trail, a recreational walking and biking trail that along the downtown Ohio River past an immediately adjacent with the Site, has been in use since 1995. The site is currently used for parking and temporary staging of non-hazardous construction materials for the City of Wheeling. There are no structures or roads on the site with the exception of a paved walking trail.
  - c. **Environmental Concerns:** Based on environmental site assessments conducted over decades including more recent, 2017 Phase I and Phase II ESAs conducted using U.S. EPA Targeted

Brownfields Assessment resources, Wheeling has determined that there are known hazardous substances found at the site including polycyclic aromatic hydrocarbons (PAH) benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-cd)pyrene, arsenic, iron, thallium, vanadium, cobalt, and manganese. PAHs and metals in surface and subsurface soil samples exceeded recreational use Regional Screening Levels, with those exceedances not concentrated in any one area of the Site. PAHs, polychlorinated biphenyls (PCB), and metals in groundwater samples exceed groundwater risk-based concentrations.

- d. How the site became contaminated: These hazardous substances are believed to have resulted from railroading operations, including from pressure treated railroad ties, and/or materials that may have slipped or been dropped from historic freight train operations.
6. **Brownfields Site Definition:** The Robrecht Site is a “Brownfield” under CERCLA Section 101(39) (as already determined by U.S. EPA Region 3 OBLR recent approval of assessment activities under the Targeted Brownfield Assessment program). The Site is not listed or proposed for listing on the National Priorities List; is not subject to any unilateral administrative orders, consent orders, administrative orders on consent, or judicial consent decrees issued to or entered into parties under CERCLA or any other law, regulation or judicial process; and is not subject to the jurisdiction, custody or control of the U.S. government.
7. **Environmental Assessment Required for Cleanup Grant Applications:** In July 2015, the City of Wheeling worked with its non-profit regional economic development organization, the “Regional Economic Development Partnership” or “RED Partnership”, to have environmental professionals at the firm ACA Engineering, Inc. conduct a Phase I environmental site assessment at the Robrecht site compliant with ASTM 1527-13 standards, which included a geotechnical investigation with eight soil test borings to assess subsurface conditions, which indicated elevated concentrations of PAHs. Using U.S. EPA Targeted Brownfield Assessment resources from EPA Region 3, TechLaw personnel conducted a Phase II ESA investigation at the Robrecht Site for the City of Wheeling, which was completed during June 2017. TechLaw personnel collected surface soil, subsurface soil, and groundwater samples from the subject site. The Phase II ESA was performed in general conformance with the scope and limitations of the Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process, ASTM Designation: E1903-11 (ASTM, 2011). The Phase II ESA was also performed in accordance with the approved SQAP (TechLaw, 2017).
8. **Enforcement or Other Actions:** There are no known ongoing or anticipated environmental enforcement or other actions related to the Robrecht Site.
9. **Sites Requiring a Property-Specific Determination:** This Robrecht Site brownfield does not require a property specific determination from U.S. EPA to be fundable with this Cleanup grant.
10. **Threshold Criteria Related to CERCLA/Petroleum Liability:** The Robrecht Site is contaminated with hazardous substances.



**Property Ownership Eligibility – Hazardous Substances** – Pursuant to CERCLA Section 104(k)(3)(E), the City of Wheeling is eligible for U.S. EPA Brownfield Cleanup grant funding under an exception to meeting the requirements for asserting an affirmative defense to CERCLA liability, because the Robrecht property is a publicly owned site acquired by the City of Wheeling, a unit of local government, prior to January 11, 2002, namely on May 16, 1999. Specific detail:

- a. The previous owner of the Robrecht Site, Harrah's Wheeling, a subsidiary of the gambling and real estate company based in Las Vegas, had left the Robrecht property blighted, unimproved, and untended for many years, with no apparent plans for reuse. The Harrah's Wheeling company agreed to sell the property to the City of Wheeling. At that time, there was no indication to Wheeling of contamination releases or other threats to public safety or the environment, other than asbestos-containing materials in one structure on the site. Wheeling used asbestos abatement contractors and demolition experts to abate the asbestos in the structure in a manner compliance with all regulatory requirements associated with asbestos-containing materials, and demolish and remove that building.
- b. The site was acquired by purchase by the City of Wheeling on May 16, 1999.
- c. All disposal of hazardous substances at the Robrecht Site occurred before the City of Wheeling acquired the property on May 16, 1999. As far as the City of Wheeling knows and has been able to ascertain, any contamination on the site is the result of previous, historic railroad operations that occurred previous to the 1970s, during which time railroading activities ceased, the railroad tracks were removed, and no further railroading, industrial, or other activities having the potential to result in a disposal or release of contamination took place again.
- d. The City of Wheeling affirms that it has not caused or contributed to any release of hazardous substances at the site at any time, nor since May 16, 1999.
- e. The City of Wheeling affirms that it has not, at any time before, on or since May 16, 1999, ever arranged for the disposal of hazardous substances at the site, or transported hazardous substances to the site.

#### **11. Cleanup Authority and Oversight Structure:**

- a. **Site Cleanup Oversight:** The City of Wheeling will put its significant, 20+ years of experience in brownfield revitalization including collaboration with U.S. EPA OBLR and the West Virginia Department of Environmental Protection's Division of Land Restoration, as well as specific oversight standards and protocols, into place to ensure effective implementation and oversight of the Robrecht brownfield cleanup. These oversight standards and protocols will include:
  - i. **State Voluntary Cleanup Program:** Wheeling will enroll the Robrecht site into the West Virginia Department of Environmental Protection's (DEP) Voluntary Remediation Program (VRP) to ensure an adequate Remedial Action Workplan and adequate cleanup that will be protective of human health and the environment. The City of Wheeling has already conducted significant planning and discussion with WV DEP for entry of Robrecht into the WV DEP VRP, and are ready to do so immediately upon the commencement of an EPA Brownfield Cleanup grant cooperative agreement for the grant award sought here.



ii. **Environmental professionals:** The City of Wheeling already utilizes highly-skilled environmental professionals to support brownfields assessment, remedial planning, reuse planning, and redevelopment efforts. These environmental professionals, and others competitively procured to support the City of Wheeling in the implementation of its EPA Cleanup program, will boost the City's capacity and expertise to conduct its brownfields work. The City expects to procure environmental professionals (known under the DEP VRP program as "Licensed Remediation Specialists") to oversee Robrecht's remedial planning and cleanup under the DEP VRP to ensure effective cleanup. The professionals that Wheeling now uses for its technical brownfields expertise were competitively procured pursuant to city and State of West Virginia procurement requirements, with best value competitive written bids and in-person interviews. To the extent that Wheeling seeks to obtain different or additional technical expertise for its Robrecht brownfield cleanup, such firms will be procured competitively using similar processes that is compliant with 2 CFR Secs 200.317-200.326.

b. **Adjacent or Neighboring Site Access:** Based on extensive assessment and remedial planning already conducted by the City of Wheeling with the support of environmental professionals, there is no expectation that cleanup response at the Robrecht site will impact adjacent properties or neighboring sites for any reason.

12. **Community Notification:** The greater Wheeling community was given the opportunity to comment from the dates beginning on October 13 and ending on October 27, 2020 with a Community Meeting held specifically to discuss the application on October 26, 2020.

a. **Draft Analysis of Brownfields Cleanup Alternatives:** A draft ABCA was presented at the community meeting held on October 26, 2020.

b. **Community Notification Ad:** The Community Notification Ad, which was published on October 13, 2020 in the local newspaper the Wheeling Intelligencer (which is two full weeks before the October 27, 2020 submission of this grant application to EPA).

c. **Public Meeting:** A public meeting to discuss the draft applicant and consider public comments prior to the submittal of this application was held at 12:00pm on October 26, 2020. This meeting was held virtually via Zoom to accommodate coronavirus-related concerns. No people attended or commented on this public meeting.

d. **Submission of Community Notification Documents:** see attached supporting documents including the draft ABCA, copy of the newspaper ad regarding public comment and a public meeting, a statement that no public comments were received and thus there are no responses from the City to such comments, and a statement that a public meeting sign-up sheet is not included in this application because there were no attendees at that public meeting.

13. **Statutory Cost Share:**

a. **Sources of Funding:**

i. \$59,991 City CDBG Funds

ii. \$12,000 in-kind personnel match for City staff time

b. No hardship waiver is requested by the City of Wheeling.

**Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation**  
**Robrecht Property**  
**1905 Main Street, Wheeling, WV (a.k.a., Tax Parcel 27)**  
**City of Wheeling, West Virginia**  
**ACRES ID # 236804**

**Prepared by Environmental Standards, Inc.**

**I. Introduction & Background**

**a. Site Location**

The Site has a physical address of 1905 Main Street, Wheeling, WV (herein referred to as the “Site”). The Site is also referred to as, Tax Parcel 27.

**a.1 Forecasted Climate Conditions**

According to the US Global Change Research Program (USGCRP), Climate Science Special Report, Fourth National Climate Assessment (NCA4), Volume I, climate trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level. Some of these factors, most specifically increased precipitation that may affect flood waters and stormwater runoff, are most applicable to the cleanup of the Site. The Site is undeveloped surface land.

According to FEMA Flood Zone Map 54069C0053D, the Site is located within a Special Flood Hazard Area of the Ohio River and Wheeling Creek (see Attachment A), where significant flooding is expected at a 1-percent annual chance (100-year flood). Greater storm frequency and intensity in a changing climate may result in even more frequent and more powerful flood waters within the Ohio River and Wheeling Creek. The Site receives stormwater discharge from the adjoining road and developed properties. Under current Site conditions, increased precipitation and extreme weather could result in additional stormwater runoff and potential erosion from the Site to the Ohio River and Wheeling Creek.

Based on the nature of the Site and its likely re-use, increased precipitation that may affect stormwater runoff and flooding represent the greatest climatological concern for the Site. Site clean-up activities would increase the Site elevation and encapsulate contaminated soils, negating these forecasted conditions.

**b. Previous Site Use(s) and Any Previous Cleanup/Remediation**

The Site was used as a railroad right-of-way since the mid-1800’s, with multiple railroad lines and sidings crossing the Site. Railroad use ceased in the 1970’s and the tracks were removed. The City of Wheeling, WV (City), purchased the property in 1999. Since the 1970’s, the Site has been used by trespassers for uncontrolled parking, and waterway access. The Wheeling Heritage Trail, a recreational walking and biking trail that runs parallel with the Site, has been in use since 1995.

Previous cleanup or remediation has not been conducted at the Site.

**c. Site Assessment Findings**

In July 2015, the City conducted a geotechnical investigation which included eight soil test borings to assess the subsurface conditions. Soil samples collected revealed elevated concentrations of polycyclic aromatic hydrocarbons (PAHs).

In 2017, using Targeted Brownfields Assessment (TBA) funds, TechLaw, Inc. (TechLaw) was contracted by the United States Environmental Protection Agency (US EPA) to conduct a Phase II Environmental Site Assessment. The work consisted of the installation and sampling of four groundwater monitoring wells and the collection of both surface soil and subsurface soil samples for PAHs, polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), herbicides, and metals.

PAHs and metals in surface and subsurface soil samples exceed recreational use Regional Screening Levels (RSLs). The exceedances above recreational use RSLs are not concentrated in one area of the Site. PAHs, PCBs, and metals in groundwater exceed groundwater risk-based concentrations (RBCs).

**d. Project Goal**

The City intends to redevelop the Robrecht Property for future recreational use - specifically, a park with trail access and supportive parking. The City's Comprehensive Plan includes the construction of recreation and park areas that can serve as an outside area for the community, including the employees of the downtown businesses, and visitors to enjoy.

The property is not zoned for single family dwellings and the City does not foresee any future residential use of the property.

**II. Applicable Regulations and Cleanup Standards**

**a. Cleanup Oversight Responsibility**

The cleanup will be overseen by the WVDEP, Office of Environmental Remediation (OER), Voluntary Remediation Program (VRP). A West Virginia Licensed Remediation Specialist (LRS) will oversee and direct all Site activities.

**b. Cleanup Standards for Major Contaminants**

The current anticipated reuse of the Site is for a recreational area including parking, public access, landscaping, and trail and waterway access. Thus, the applicable cleanup standards will be the WVDEP recreational RSLs.

**c. Laws and Regulations Applicable to the Cleanup**

Laws and regulations applicable to this cleanup include the WVDEP Voluntary Remediation and Redevelopment Act. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will also be followed. In addition, all appropriate permits, as applicable, will be obtained prior to the work commencing.

### III. Cleanup Alternatives

#### a. Cleanup Alternatives Considered

The City may consider various options as they relate to the planned redevelopment of the Property for recreational use. Cleanup alternative examples include:

- Alternative #1: No Action
- Alternative #2: Cover to Protect Human Health without Regulatory Oversight
- Alternative #3: Excavate and Remove
- Alternative #4: Cover and Establish Institutional Controls via Voluntary Remediation Program (VRP)

#### b. Evaluation of Cleanup Alternatives

The effectiveness, the ability to implement the cleanup, and the costs of each alternative is typically considered prior to selecting a recommend cleanup alternative. An example of this analysis for each alternative is presented below.

##### Effectiveness - Including Climate Change Considerations

- Alternative #1: Performing no action would not prevent or control exposure pathways to contaminants at the Site or prevent erosion of contaminants from the Site onto the adjacent Trail and into surface water bodies.
- Alternative #2: Cover without regulatory oversight may eliminate exposure to impacted soils by the receptor populations. However, lack of regulatory oversight cannot assure this, nor can the City obtain liability relief and documentation to its citizen that the Site cleanup is complete to applicable standards.
- Alternative #3: Excavation and removal of soils is an effective method of removing contaminated soils from the Site and reducing or eliminating future impacts to recreational users. However, soil removal will exacerbate flood conditions at the Site and may not be permitted by FEMA.
- Alternative #4: Soil cover and establish institutional controls via VRP is an effective method to eliminate exposure to impacted soils by the receptor populations and potentially reduce stormwater impacts by increasing the Site's elevation and reducing erosion. Storm water management features will be installed to direct storm water. Capping by itself will not be an effective method to address exposure to groundwater, so an institutional control (groundwater use restriction) would need to be recorded on the property deed to prevent exposure to groundwater.

##### Implementation

- Alternative #1: No action is simple to implement as no actions will be required.
- Alternative #2: Cover without regulatory oversight is relatively easy to implement. Ongoing inspection and maintenance would not be required.
- Alternative #3: Excavation and removal would be very difficult, if not impossible, to implement; a major factor being obtaining permits to change

the elevation within a Special Flood Hazard Area. In addition, noise concerns, dust control, and short-term disturbances to the community (e.g. increased truck traffic on local roads) would be anticipated. A shallow groundwater table may require frequent dewatering of the excavation and groundwater contamination would not be addressed.

- Alternative #4: Cover and establish institutional controls via the VRP should be relatively easy to implement. The VRP offers clear guidance on the installation of soil covers and the establishment of appropriate institutional controls. The VRP requires on-going monitoring of the cover's effectiveness, which will assure storm water impacts are appropriately managed with regulatory oversight. Ongoing monitoring and maintenance of the cover will require periodic coordination and reporting. Because the Site is located within a Special Flood Hazard Area of the Ohio River and Wheeling Creek, increased monitoring and additional maintenance would likely be required.

### Cost

- Alternative #1: There will be no costs under Alternative #1, No Action.
- Alternative #2: Cover without regulatory oversight costs are estimated to be a total of \$561,569. These costs include permitting and site design, and installation of the cover and appropriate storm water management features. The anticipated Cover remedy for Robrecht is capping via clean fill and hardscapes (sidewalks, trails, parking lots). Storm water management features will be installed to direct storm water.
- Alternative #3: Excavation and removal costs are estimated to be \$3-5M (million). Dig and haul costs, in general, will be affected by the extent of excavation and volume of soils generated for disposal, the volume of backfill material, the volume of water generated during dewatering activities and the method in which it must be managed (on-Site discharge, or treatment and disposal), and any long-term monitoring required.
- Alternative #4: Cover and establish institutional controls via VRP costs are estimated to be \$633,569 (\$72K greater than Alternative 2). The same procedures for cover design and installation as in Alternative #2 would be followed. The VRP is a state-authorized brownfields redevelopment program. Therefore Alternative #4 would provide value in community involvement and having regulatory oversight of the cleanup. The VRP will provide the City a Certificate of Completion (COC) once they successfully demonstrate that the Site meets established risk-based human health and ecological standards. The COC provides a "covenant not to sue" for environmental issues related to the Site, and provides the citizens of the City and users of the Site documentation that the Site is safe to use.

**c. Recommended Cleanup Alternative**

The recommended cleanup alternative is Alternative #4: Cap and Establish Controls via VRP. This alternative protects human health and the environment through institutional and engineering controls in a cost-effective manner while providing the community critical information, involvement, and security in the Site's redevelopment and use. Finally, Alternative #4 provides the property owner and subsequent owners with liability protection related to the contaminants identified and remediated through the VRP.

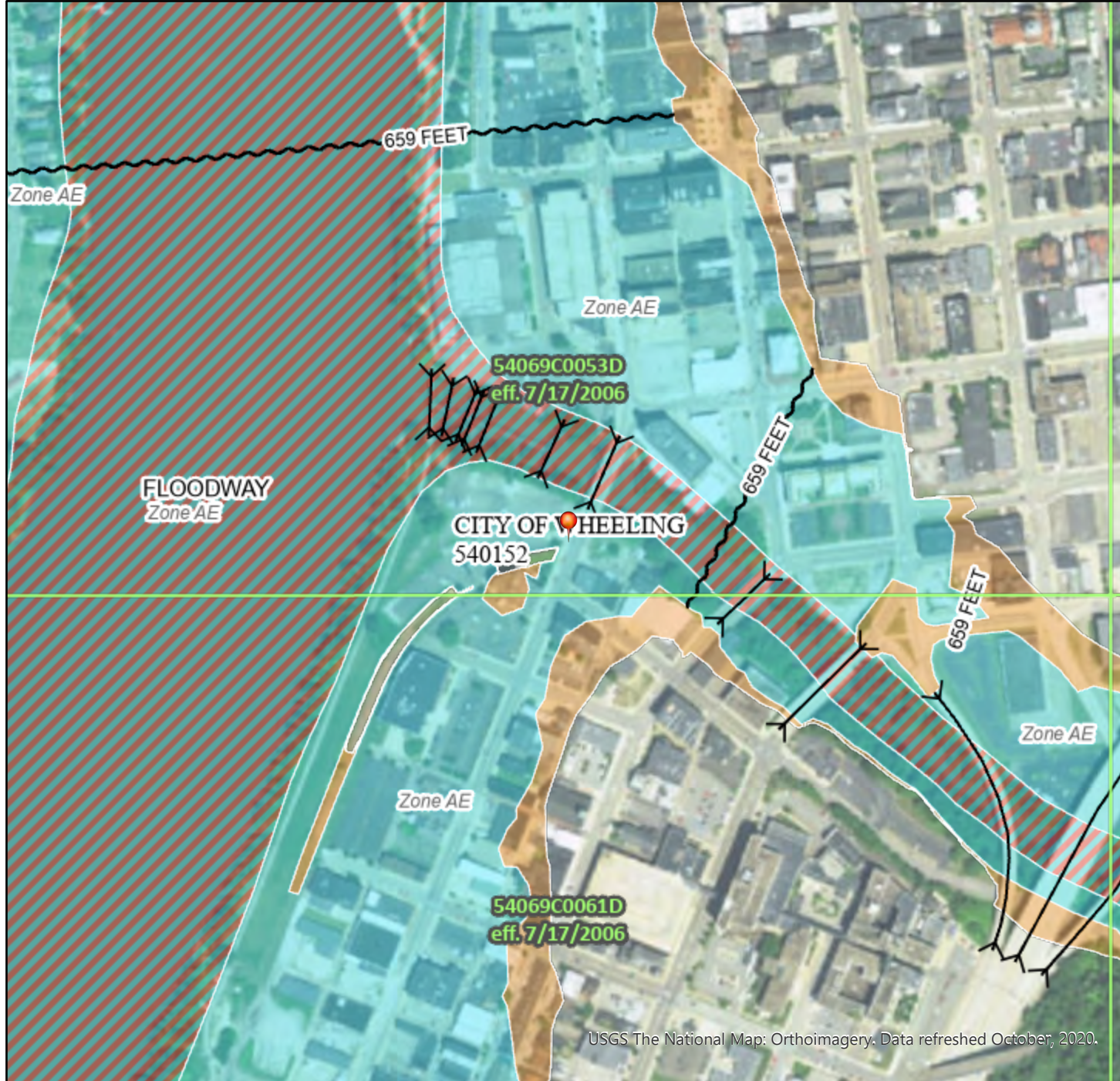
Alternative #1: No Action, cannot be recommended since it does not address the risks. Alternative #2: Cover to Protect Human Health without Regulatory Oversight is not recommended since it does not provide for long-term maintenance and monitoring of the cover. Additionally, provides no liability relief for the contamination identified in the Phase II ESA. Alternative #3: Removal and Off-Site Disposal, is cost prohibitive.



# National Flood Hazard Layer FIRMette



80°43'44"W 40°4'N



USGS The National Map: Orthoimagery. Data refreshed October, 2020.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

80°43'7"W 40°3'33"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |   |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                             |  | Regulatory Floodway   |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X  |
|                             |  | Area with Flood Risk due to Levee Zone D  |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X   |
|                             |  | Effective LOMRs   |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone D  |
|                             |  | Channel, Culvert, or Storm Sewer  |
|                             |  | Levee, Dike, or Floodwall   |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                             |  | 17.5 Coastal Transect   |
|                             |  | Base Flood Elevation Line (BFE)   |
|                             |  | Limit of Study  |
|                             |  | Jurisdiction Boundary   |
|                             |  | Coastal Transect Baseline   |
| MAP PANELS                  |  | Profile Baseline  |
|                             |  | Hydrographic Feature  |
|                             |  | Digital Data Available  |
|                             |  | No Digital Data Available   |
|                             |  | Unmapped  |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/20/2020 at 1:49 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Ron Musser 14th St. Wheeling, WV 6/1/99

BOOK 712 PAGE 462

THIS DEED, Made this 18<sup>th</sup> day of May, 1999, by and between HARRAH'S WHEELING CORPORATION, a Nevada corporation, Party of the First Part, and THE CITY OF WHEELING, a West Virginia municipal corporation, Party of the Second Part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Party of the First Part does hereby GRANT and CONVEY with COVENANT OF SPECIAL WARRANTY, unto the said Party of the Second Part, the following described property, that is to say:

The following tract of land is situate on the westerly side of Main Street, and the southerly side of Big Wheeling Creek, City of Wheeling, Center District, Ohio County, West Virginia and comprised Lots 28, 31, 29, 30, 59 and 60, parts of Lots 25, 26, 27, and 58, parts of Lane "A" Lane 17, Water Street, 20<sup>th</sup> Street and 21<sup>st</sup> Street and a parcel lying west of Water Street, as shown on the Plat of Chapline an Eoff Addition, a copy of said plat being recorded in the Office of the Clerk of the County Commission of Ohio County, West Virginia in Deed Book 15, at Page 138, and being more particularly bounded and described as follows:

Beginning at a point in the westerly line of Water Street at its intersection with the westerly extension of the southerly line of 21<sup>st</sup> Street, thence from said beginning point and with said westerly line, N. 17° 00' E. 438 and 77/100 feet to a point in the westerly extension of the northerly line of 20<sup>th</sup> Street (formerly known as Webster Street or North Street); thence with said extension, N. 56° 34' 14" W. 35 and 45/100 feet to a point in the easterly line of the former Conrail Property; thence with same N. 17° 00' E. 89 and 35/100 feet to a point in the northerly face of the stone wall along Big Wheeling Creek; thence with same, S. 73° 07' 10" E. 34 feet to a point in said westerly line of Water Street; thence with same, N. 17° 00' E. 147 and 26/100 feet to a point in the southerly face of the abutment wall of the bridges crossing Big Wheeling Creek; thence with same, S. 73° 36' 30" E. 66 feet to a point in the easterly line of Water Street; thence following along same S. 17° 00" W. 147 and 82/100 feet to a point in the aforesaid northerly face of the stone wall along Big Wheeling Creek; thence with same, the following four (4) bearings and distances: S. 73° 07' 10" E. 177 and 33/100 feet to a point; thence S. 67° 24' 09" E. 47 and 92/100 feet to a point; thence S. 56° 06' 24" E. 34 and 75/100 feet to a point; thence S. 48° 17' E. 6 and 82/100 feet to a point in the westerly line of Main Street; thence with same S. 17° 00' W. 210 and 91/100 feet to a point in the center of said 20<sup>th</sup> Street, vacated by City Ordinance dated October 19, 1937; thence with same N. 57° 31' W. 47 and 16/100 feet to a point in the easterly face of the present stone viaduct, which is also in the easterly line of the CSX Transportation, Inc. property; thence following along said easterly line, the following five (5) courses and distances: with a curve to the left having a radius of 555 and 69/100 feet and an arc distance of 268 and 08/100 feet, the chord bearing and distance for said arc being, S. 58° 58' 17" W. 265 and 49/100 feet to a



BOOK 712 PAGE 463

point in the face of said wall; thence crossing through Lot 25, S. 17° 00' W. 59 and 3/10 feet to a point in the northerly line of 21<sup>st</sup> Street; thence with same N. 73° 03' W. 27 and 39/100 feet to a point in the easterly face of said stone wall; thence with same, with a curve to the left having a radius of 555 and 69/100 feet and an arc distance of 42 and 81/100 feet, the chord bearing and distance for said arc being, S. 36° 12' 09" W. 42 and 8/10 feet to a point in said easterly line of Water Street; thence with same S. 17° 00' W. 25 and 59/100 feet to a point in the southerly line of 21<sup>st</sup> Street; thence crossing said Water Street N. 73° 03' W. 66 feet to the place of beginning, containing three and four one thousandths (3.004) acres, (130,883.17) square feet, more or less, as surveyed by Stegman & Schellhase, Inc., Civil Engineers & Surveyors, Wheeling, West Virginia on July 23, 1993.

The above described tract of land is subject to all conditions, exceptions, reservations, stipulations, rights of way, etc., as may be contained in former deeds.

BEING the same property conveyed to Harrah's Wheeling Corporation by deed of The Commonwealth Company, a Georgia corporation, dated May 5, 1994, and of record in said Clerk's office in Deed Book 683, at page 121.

The Grantee agrees to assume all responsibility for the clean-up, removal, abatement, or other remedial measure involving asbestos or other "hazardous materials" or underground storage tanks which may be required by any federal, state or local governmental agency.

To the fullest extent permitted by law, the Grantee agrees to indemnify, defend, protect and hold harmless the Grantor, its parent, subsidiaries, directors, officers, agents, servants, and/or successor entities from any and all claims, judgments, damages, penalties, fines, costs, liabilities, losses, actions and causes of actions resulting from the presence of or the removal of any asbestos, other "hazardous materials," or underground storage tanks present on, about or below the subject real estate.

The Grantor hereby declares that this transfer is exempt from the West Virginia Excise Tax on the privilege of transferring real estate because it is a transfer by deed to a political subdivision of the State of West Virginia.

IN WITNESS WHEREOF, said HARRAH'S WHEELING CORPORATION has caused this instrument to be signed by Colin V. Reed, its

BOOK 712 PAGE 464  
Executive Vice President, by authority of its Board of Directors, duly given, this  
24<sup>th</sup> day of May, 1999.

HARRAH'S WHEELING CORPORATION, a  
 Nevada corporation,

By: 

its Executive Vice President

STATE OF Tennessee

COUNTY OF Shelby, TO-WIT:

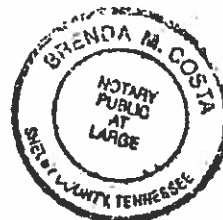
I, Brenda M. Costa, a Notary Public of, in and for said County  
 do certify that Colin V. Reed, who signed the foregoing writing  
 bearing date the 24<sup>th</sup> day of May, 1999 for HARRAH'S WHEELING  
 CORPORATION, a Nevada corporation, has acknowledged the same to be the act and  
 deed of said corporation.

Given under my hand this 24<sup>th</sup> day of May, 1999.

Brenda M. Costa  
 Notary Public

My Commission Expires:

My Commission Expires Jan. 17, 2001



This instrument prepared without  
 benefit of title examination on  
 behalf of the Grantor by:

James A. Byrum, Jr., Esq.  
 SCHRADER, BYRD & COMPANION, PLLC  
 The Maxwell Centre  
 32-20th Street, Suite 500  
 Post Office Box 6336  
 Wheeling, West Virginia 26003

State of West Virginia, County of Ohio, to-wit:

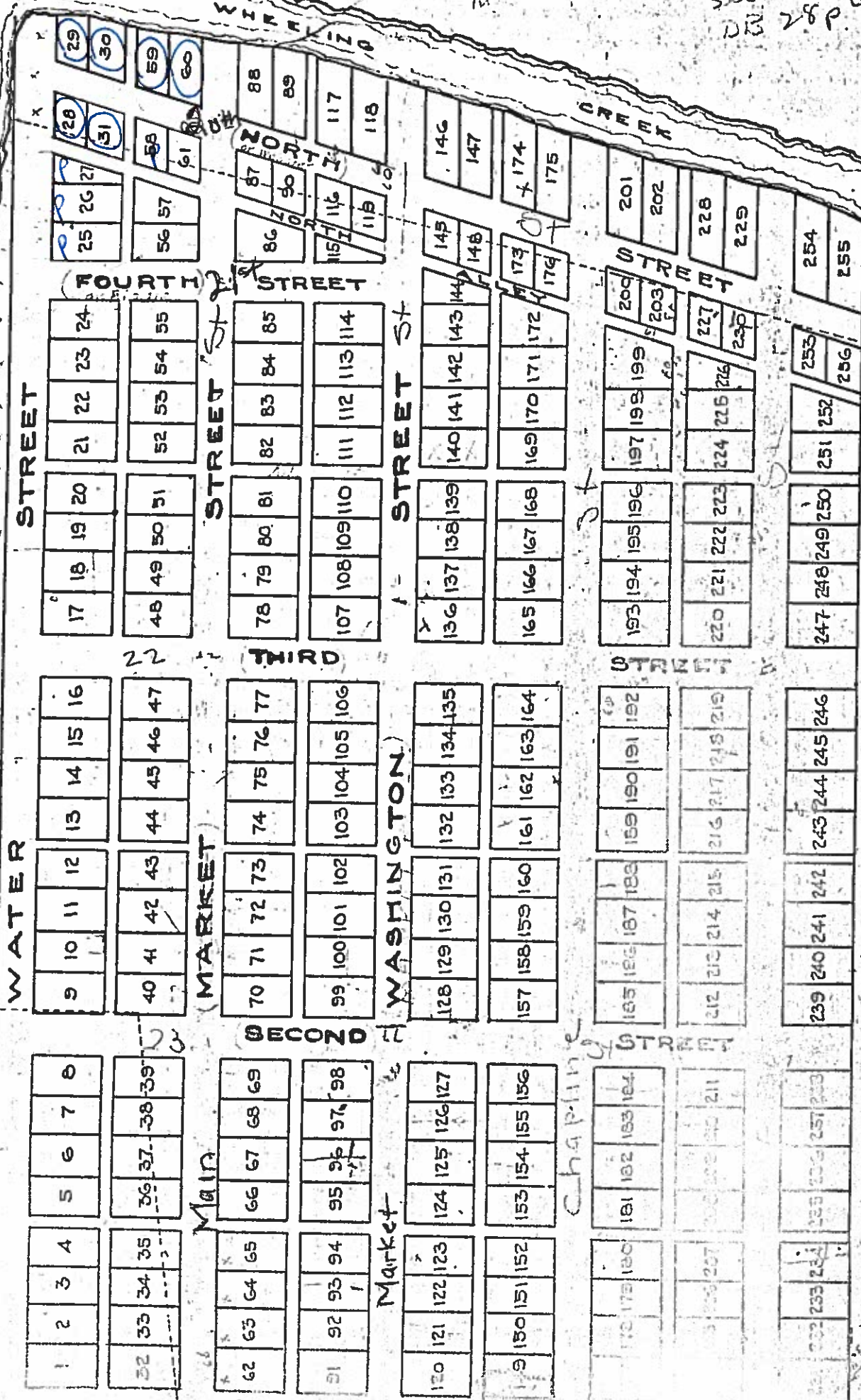
I, Chester W. Kloss, Clerk of the County Commission of said County, do certify that the foregoing document was admitted to record in this office on the 25<sup>th</sup> day of May, 1999 at 2:40 pm

Chester W. Kloss  
 Clerk of County Commission

138  
OHIO RIVER

A PLAT OF THE ADDITION TO THE TOWN  
OF WHEELING LAID OFF BY WILLIAM  
CHAPLINE, JR AND JOHN BOFF

See  
DB 28 p 416



## 1000 - Legal Notices

### NOTICE

City of Wheeling, West Virginia Notice of Public Comment for FY20-21 Application to the Environmental Protection Agency's Brownfield Cleanup Program

A fourteen (14) day public-examination and comment period will begin on Tuesday, October 13, and end on October 27, 2020. The City of Wheeling is seeking public comment and input on the Draft FY 20-21 Application to the Environmental Protection Agency's Brownfield Cleanup Grant program, including the Analysis of Brownfield Grant Alternatives (ABCA), specifically to address the receipt of funding to conduct environmental remediation for the parcel of land at the former Robrecht property south of Wheeling Creek at 1905 Main Street, a 3-acre former railroad right-of-way centrally located in the Historic Warehouse District on the riverfront, which the city also owns. This grant must be used to carry out cleanup activities on brownfield sites, defined in CERCLA Section 101(39) as property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products, or is mine-scarred land.

The City of Wheeling will conduct a VIRTUAL PUBLIC MEETING on Monday, October 26 beginning at 12:00pm and ending when all attendees have had an opportunity to comment. If you or your organization is interested in participating in the VIRTUAL PUBLIC MEETING, please send an email to [nprager@wheelingwv.gov](mailto:nprager@wheelingwv.gov)

with "Public Hearing - Brownfield Cleanup Grant" in the "Subject" line. An email link will be sent to all registered participants using the Zoom application. Wheeling will also accept electronic comment on the draft application through October 28, 2020 at [nprager@wheelingwv.gov](mailto:nprager@wheelingwv.gov).

For copies of the Draft Application and related materials, please refer to the City of Wheeling website, <https://www.wheelingwv.gov>

under NEWS & NOTIFICATIONS or you may request a copy via email at the above address. Questions, concerns, complaints, or requests for information in alternative formats must be directed to Nancy Prager at 304-234-3701 or [nprager@wheelingwv.gov](mailto:nprager@wheelingwv.gov)  
Int. Oct. 13, 2020

*The Intelligencer*  
*October 13, 2020*

***CITY OF WHEELING, WV  
ROBRECHT SITE CLEANUP GRANT  
SIGN IN SHEET***

The City of Wheeling did not have any members of the public in attendance at the meeting held on October 26, 2020 at 12:00pm regarding the City of Wheeling Robrecht Site Cleanup Grant application to the EPA Brownfields Cleanup Grant program.

***CITY OF WHEELING, WV  
ROBRECHT SITE CLEANUP GRANT  
PUBLIC COMMENTS***

The City of Wheeling did not receive any public comments during the meeting held on October 26, 2020 at 12:00pm regarding the City of Wheeling Robrecht Site Cleanup Grant application to the EPA Brownfields Cleanup Grant program.



# *Gov. Justice awards \$450,000 in transportation alternatives and trails grants for Northern Panhandle; announces reopening of lane on I-70W in Wheeling*

10/28/2020

Gov. Justice holds grant award ceremony in Wheeling



**WHEELING, WV** – Marking yet another day of progress for Wheeling and communities nearby, Gov. Jim Justice awarded over \$450,000 in Transportation Alternatives and Recreational Trails Program grants today for several projects in cities and towns across West Virginia’s Northern Panhandle, including one major project to turn a blighted piece of property in Wheeling into a park and trailhead.

During an event to celebrate the grants, the Governor also announced that, within a matter of days, one westbound lane of Interstate 70 in Wheeling will reopen to traffic for the first time in several months as roadwork continues into the next phases of the I-70 Bridges Project in Wheeling. The project – which includes the replacement of the Fulton Bridge just east of the Wheeling Tunnel and the rehabilitation of another 25 bridges along I-70 – is one of the most significant projects of Gov. Justice’s Roads To Prosperity program.

“By the end of the week or by Monday, weather permitting, we’re going to now be able to open up one lane of I-70 West all the way through Wheeling so you won’t have to use as many of the detours,” Gov. Justice said.



**Click here to view photo album**

(<https://www.flickr.com/photos/govjustice/albums/72157716652266191>)



Last month, **Gov. Justice visited Wheeling to get a progress report** (/News/press-releases/2020/Pages/Gov.-Justice-tours-progress-on-I-70-Bridges-Project-in-Wheeling.aspx) on the I-70 Bridges Project and a tour of the construction zone.

"We're making great progress all over Wheeling," Gov. Justice said. "Not only with this important project on I-70, but in all kinds of other ways, like with these grants we're giving out today."

During this morning's grant award ceremony, Gov. Justice awarded four Transportation Alternatives and Recreational Trails Program (TARTP) grants, worth \$454,454 in total, for a variety of projects in a pair of Northern Panhandle counties.

West Virginia TARTP grants help towns and cities build and improve sidewalks, lighting, trails, and more. The program is administered by the West Virginia Department of Transportation and funded by the Federal Highway Administration.

"I want to take a minute and talk about one of these projects in particular, called the Wheeling Robrecht Riverfront Park," Gov. Justice said. "Senator Ryan Weld and Wheeling Mayor Glenn Elliott reached out to me personally regarding this project. The city applied for this grant to help it transform a blighted, three-acre brownfield into a riverfront park and trailhead for the Wheeling Heritage Trail.

"This project will turn a blighted piece of property into a functional park for citizens and visitors," Gov. Justice continued. "Because this property would provide a connection to the Wheeling Heritage Trail, its development would also mean economic benefits to the businesses in the nearby downtown and Centre Wheeling districts."



"This project is a big step in the right direction toward utilizing this property," said Wheeling City Manager Robert Herron. "Not only will it be a valuable asset for our downtown, it will also contribute to our streetscape efforts coming up next year, and it will enact Mayor Elliott's vision to connect our various trailheads throughout the city, so it's a big step in the right direction.

"Governor, we really appreciate you coming up today. You've also been really good to Wheeling and we really appreciate your efforts and everything you've done for us over the past four years," Herron continued.



"This is really big stuff," Gov. Justice said. "I couldn't be more proud to see all this goodness coming to Wheeling and the great people of our Northern Panhandle."

The grants announced today are among the most recent wave of TARTP grants to be awarded this year, which includes a total of 47 grants, worth over \$8.6 million, for projects in 29 counties.

Earlier this year, **Gov. Justice presented another round of 38 TARTP grants** ([/News/press-releases/2020/Pages/Gov.-Justice-awards-\\$7.4-million-in-Transportation-Alternatives-and-Recreational-Trails-Program-grants-across-West-Virginia.aspx](/News/press-releases/2020/Pages/Gov.-Justice-awards-$7.4-million-in-Transportation-Alternatives-and-Recreational-Trails-Program-grants-across-West-Virginia.aspx)), worth over \$7.4 million, for additional projects in 27 counties.

In total, Gov. Justice has awarded over \$16 million TARTP grants this year alone to communities all across West Virginia.

"I'm tickled to death to be here and to announce all this great stuff, but this is really just the tip of the iceberg," Gov. Justice said. "We're really on our way in West Virginia and it's just getting better and better."



"The day I walked in the door and they handed me the books, we were bankrupt," Gov. Justice continued. "But I went to work, we got our economics in good shape, and now you've got a state that's genuinely percolating and moving in the right direction."

"Right now, Wheeling – and really all of West Virginia – is becoming a place that's in demand, and pretty soon you're not going to be able to stop it."

The projects awarded today include:

### **OHIO COUNTY**

#### **Village of Bethlehem**

**\$50,000**

Village of Bethlehem Community Park Trail Project: Design and construction of approximately 1,000 feet of hiking trail within the Village of Bethlehem Community Park.

#### **City of Wheeling**

**\$240,864**

Wheeling Robrecht Riverfront Park Project: Design of 0.46 miles of pedestrian and trail facilities at the Riverfront Park.

#### **Wheeling Park Commission**

**\$152,000**

Oglebay Trails Maintenance & Repair Project: Design and construction of repairs and maintenance to existing hiking trails within Oglebay Park.

### **WETZEL COUNTY**

#### **City of New Martinsville**

**\$11,590**

New Martinsville Bike Path Extension Project: Design of an extension of the New Martinsville Bike Path.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

Choose State...

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Wheeling, WV

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

\* c. Organizational DUNS:

0845880110000

d. Address:

\* Street1:

1500 Chapline Street

Street2:

\* City:

Wheeling

County/Parish:

Ohio

\* State:

WV: West Virginia

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

260033553

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Nancy

Middle Name:

\* Last Name:

Prager

Suffix:

Title:

Director of Community & Economic Development

Organizational Affiliation:

\* Telephone Number:

304.234.3701

Fax Number:

\* Email:

nprager@wheelingwv.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-07

\* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Wheeling's Cleanup Grant for Robrecht Site

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant WV001

\* b. Program/Project WV001

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 10/01/2021

\* b. End Date: 09/30/2024

**18. Estimated Funding (\$):**

|                     |            |
|---------------------|------------|
| * a. Federal        | 359,953.00 |
| * b. Applicant      | 71,991.00  |
| * c. State          | 0.00       |
| * d. Local          | 0.00       |
| * e. Other          | 0.00       |
| * f. Program Income | 0.00       |
| * g. TOTAL          | 431,944.00 |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: \* First Name: Nancy

Middle Name:

\* Last Name: Prager

Suffix:

\* Title: Director of Community &amp; Economic Development

\* Telephone Number: 304.234.3701 Fax Number:

\* Email: nprager@wheelingwv.gov

\* Signature of Authorized Representative: Nancy M Prager \* Date Signed: 10/28/2020